Juanita Village
SEPA Checklist
Additional Information
May 2, 2000

A. BACKGROUND

Item 2.

The applicant is Juanita Village LLC.

Item 3.

The revised address and phone number of the applicant is 10843 N.E. 8th Street, Suite 200, Bellevue, Washington 98004; (425) 688-0096.

Item 5.

Two tax parcels were missing: 302605-9062 and 302605-9192.

Item 6.

The Washington Department of Ecology also is an agency requesting the checklist.

Item 7.

Construction activities for the project are planned to start in 2000 and be completed by 2005.

Item 9.

Additional environmental information that has been, or will be, prepared includes: Updated Traffic Impact Analysis and related Appendices of March 17, 2000 and April 6, 2000; Level 3 Offsite Drainage Analysis of October 16, 1998 and additional information of March 23, 2000; and a Remedial Investigation (Environmental Partners Inc (EPI) 12/22/99) and Feasibility Study (EPI 1/21/00), Pilot Test Report (EPI 11/16/99) and a Draft Cleanup Action Plan (EPI 4/28/00) submitted to the Washington Department of Ecology.

Item 10.

An application is pending for approval from the Washington State Department of Ecology of a Draft Cleanup Action Plan (EPI 4/28/00) and Prospective Purchaser Consent Degree (Marten & Brown, LLP 4/28/00) as required under the Model Toxics Control Act (MTCA).

Item 11.

Demolition permit(s) and MTCA-related approvals including the Puget Sound Clean Air Agency substantive requirements (PSCAA) will be required.

Item 12.

The development as revised in December of 1999 includes 459 residential units of rental and "for sale" housing; up to 70,000 square feet of retail and other commercial space; approximately 900 parking spaces; and over 2 acres of outdoor recreational space. The proposed revised housing mix includes townhouses, work/live lofts, and residential units of varying sizes in buildings that are 3 to 5 stories in height.

The remediation activities supervised by the Department of Ecology include the installation of ground water remediation wells and soil vapor extraction (SVE) wells in the northern portion of the site, and soil excavation with off-site treatment using thermal desorption and recycling where practical at isolated occurrences of petroleum contaminated soils. Tetrachloroethene, also called perchloroethene (PCE) will be removed from the unsaturated soil and ground water and transported as PCE-vapor through PVC pipe to a secured trailer(s). Shallow trenches (maximum depth of two feet) will be excavated using a backhoe to install subsurface PVC pipe that will lead

from the ground water and SVE remediation wells (called Density Driven Convection (DDC) treatment with SVE) to the secured trailer(s). Granulated activated carbon (GAC) canisters will be located inside the trailer(s) to remove PCE from the vapor. The shallow trenches will be backfilled and covered with paving.

Soil excavation activity will be performed with various types of heavy earth moving equipment to remove soil in the area of the former dry cleaners. Petroleum hydrocarbon-impacted soils excavation activity also will occur in the southeast portion of the site and at the location of the current auto repair business in the central-eastern portion of the site.

B. ENVIRONMENTAL ELEMENTS

1. Earth

Item 1d.

The project site is in a seismic hazard zone on the City of Kirkland's critical area maps. The Preliminary Geotechnical Report does not mention any surface indications or history of unstable soils in the immediate vicinity and concludes that the site is suitable for development.

Item 1e.

Due to delays in the City's construction of road improvements to Juanita Drive, the storm drainage solution now requires that grades be raised in the southwest portion of the project. Consequently, grading activities for development of the site are now estimated to entail approximately 56,000 cubic yards of cut and approximately 30,650 cubic yards of fill. Additionally, approximately 8,200 cubic yards of old asphalt, tree stumps, roots, etc. are anticipated to be removed from the site.

Item 1g.

About 78% of the site is planned to be covered with impervious surfaces.

2. Air

Item 2a.

Air emissions will be filtered by the soil vapor extraction (SVE) and Density Driven Convection (DDC) treatment system used for the site cleanup. Air emissions from the ground water remediation system will be combined with the SVE air emissions later in the ground water remediation portion of the project.

Item 2c.

Vapor from the treatment system will be contained and monitored,. Vapor will be contained and flow into granulated activated carbon (GAC) canisters in accordance with current Puget Sound Clean Air Agency (PSCAA) substantive requirements. The PCE vapor will be stripped and removed prior to emission to the atmosphere.

3. Water

b. Ground

Item 2.

If septic systems are discovered during grading, construction or remediation activities, they will be handled in accordance with City and Department of Ecology requirements.

c. Water runoff

Item 1.

As described in the Level 3 Offsite Drainage Analysis and additional information of March 23, 2000, the preferred alternative at this time is for drainage from the development to be controlled entirely on the site and discharged into the existing City storm drainage systems in 98th Avenue NE and NE 120th Place. No off-site drainage improvements are proposed. Large on-site detention vaults will be provided and water quality controls will be installed within the drainage systems to remove sediment and oil from runoff prior to discharge into the City systems. On-site stormwater collections and control systems will regulate discharge at rates equal to or less than the current rates of storm water discharge from the property.

Item d.

During excavation activity, PCE-impacted soil will be managed under the Model Toxics Control Act (MTCA) and the Cleanup Action Plan. Excavated soils that are contaminated above the applicable MTCA cleanup levels will be covered with tarps and surrounded with straw bales during heavy rainfall and in accordance with City of Kirkland Best Management Practices.

4. Plants

Item b.

Only the undeveloped southwest portion of the site contains any substantial vegetation. A mix of approximately 41 maple, fir, and cedar trees exceeding 10 inches in diameter, numerous small trees, and shrubs, blackberries and grasses are located in this area. All existing vegetation will be removed.

Item d.

The existing vegetation is planned to be replaced by approximately 100 street trees (there are none on the site presently) and over 150 trees in landscaped plazas, vest pocket parks, and courtyards. Lawn areas and a variety of deciduous and evergreen shrubs and groundcovers also are planned. Overall, more than 2 acres of landscaped plazas, courtyards and other outdoor gathering places are proposed. Detailed descriptions and conceptual plans of the proposed landscaping are included in the additional information provided on December 23, 1999.

7. Environmental Health

Item a.

During geotechnical and environmental studies of the site, contamination from a former dry cleaner and a gas station was found to exist on the property. The contamination is proposed to be remediated concurrent with project development in accordance with the Model Toxics Control Act, which is under the jurisdiction of the Washington State Department of Ecology. There is a potential for worker exposure to PCE-impacted soil and PCE vapor from the soil and ground water cleanup, and petroleum hydrocarbon-impacted soils during cleanup of isolated occurrences of TPH contaminated soils. During redevelopment excavation, any new discovery of PCE or TPH contaminated soils above the respective cleanup level specified in the Cleanup Action Plan (EPI 4/28/00) will be managed according to the MTCA Cleanup Action Plan. All soils will be monitored following the Health and Safety Plan (see Engineering Design phase) and exposure to humans will be minimized using appropriate personal protective equipment (PPE.)

Item a1).

HAZMAT emergency services could be required.

Item a2).

All remediation workers will have 40-hour WISHA-required health and safety training as required in the Health and Safety Plan (HASP). Workers will use health and safety

equipment to monitor vapors. Dust and vapor will be monitored to minimize occurrence and protect worker safety according to the HASP. Following Best Management Practice, PCE and petroleum-impacted soils will be kept moist to reduce dust emissions during excavation activity and will be tarped and covered during heavy rain.

Item b2).

Short-term noise also will occur during the remediation activities. Air blowers located inside trailer(s) may be on up to 24 hours per day. Use of the air blowers will be phased based on the remediation.. Noise from construction equipment associated with the remediation activities also will occur on a short-term basis.

Item b3)

To minimize the noise from air blowers, they will be located inside trailers. Muffler systems will be used on construction equipment to reduce noise.

8. Land and Shoreline Use

Item i.

Based on the planned number, mix and size of businesses, it is estimated that approximately 140 people could work in the development.

Item j.

The proposed project could provide up to 70,000 square feet of retail uses and other commercial uses.

9. Housing

Item 9a.

The 459 residential units are planned to be varied in type and size to provide housing for people of varying middle and high income levels.

10. Aesthetics

Item a.

The tallest height of any proposed structure at this time is approximately 68 feet above average building elevation as measured by the methodology prescribed in the City of Kirkland Zoning Code. At the same location the zoning code allows structures to be 83 feet above average building elevation. Building materials are planned to include masonry, concrete, lap siding, flat panels, synthetic stucco, brick, wood, and metal.

Item b.

Views in the immediate area will be altered by the development. Along 98th Avenue N.E. views of vacant lots, large expanses of surface parking in front of outdated strip mall retail buildings, a small area of brush and deciduous trees, and an auto repair business will be replaced by views of street trees in planting strips; wide sidewalks; public plazas with trees, seating and water features; on-street parking; two low retail buildings with surface parking; and residential living areas and street-level commercial spaces in architecturally varied buildings ranging in height from 2 to 5 stories. Along Juanita Drive N.E. views of vacant lots will be replaced by views of street trees in planting strips, wide sidewalks, a public plaza with seating, trees, and a water feature, a landscaped internal street intersection, and two low retail buildings with surface parking. Along both 97th Avenue N.E. and N.E. 120th Place, views of a grove of trees and of the service facilities of outdated strip mall retail buildings will be replaced by views of street trees in planting strips, wide sidewalks, on-street parking, two public plazas with seating, trees, and a water feature at an internal street intersection, a second landscaped internal street intersection, townhouses with

residential entries, and a garage entry flanked by the residential living areas of two architecturally-varied 5-story buildings, each approximately 65 feet in length.

Views from the surrounding hillsides will be altered by the development. Views of vacant lots, large expanses of surface parking, an area of shrubs and trees, and the flat roofs of outdated strip mall buildings will be replaced by views of over 2 acres of landscaped outdoor space, street trees, wide sidewalks, and the varied pitched, gabled and flat rooflines of buildings of different heights.

Item c.

Building heights in the middle portion of the project have been lowered to make for a smoother transition along 98th Avenue, N.E. from the low buildings in the southern end of the project to the taller buildings in the northern end. For example, the 5 and 6 story residential building in the middle of the project along 98th Avenue, N.E. has been lowered by the equivalent of one story from the previously-submitted design. Additionally, a 5-story residential building in the middle of the community on the northern portion of the site has been replaced by townhouses and a small free-standing retail building.

In addition to lowering the heights of the buildings located in the middle portion of the project, the amount and quality of the landscaped open space has been increased so that there are now over 2 acres of landscaped plazas, courtyards, and other social gathering places. Additionally, the buildings that frame the diagonal Parkview Avenue have been located approximately 80 feet apart to provide a view corridor through the project between 98th Avenue N.E. and Juanita Beach Park. No view corridor presently exists through the project site, as the tall trees and existing strip mall buildings preclude views through the site from surrounding streets and properties.

12. Recreation

Item c.

In addition to the large central public plaza fountain area, public amenities include eight planned new plazas of varying sizes that contain landscaping, pathways, and public seating areas. Three of the plazas also are planned to contain art pieces or water features. For a detailed description of the numerous recreation spaces, see the additional information submitted in December of 1999. Private recreational facilities are planned to include additional landscaped courtyards, decks, and indoor exercise facilities. A common use media room also may be included in one or more of the residential buildings.

14. Transportation

Item a.

The site is served by 98th Avenue, N.E., Juanita Drive N.E., 97th Avenue, N.E., and N.E. 120th Place. Access to these streets is provided at six different locations: at two locations on 98th Avenue, N.E. from internal private streets; at one location on Juanita Drive from an internal private street; at two locations on 97th Avenue, NE from an internal drive and from an internal street; and at one location on N.E. 120th Place from a parking garage located within two residential buildings.

Item b.

The site is currently served by Metro routes #260 and #275 at one stop on 98th Avenue N.E.; by Metro routes #234 and #258 at one stop on Juanita Drive N.E.; and by Metro route #931 at one stop on 97th Avenue N.E. The single stops for the routes

are located on both sides of 98th Avenue N.E. and Juanita Drive N.E. and across 97th Avenue N.E. from the site. A Park and Ride is located approximately ¼ mile away at N.E. 124th Street and 100th Avenue N.E.

Item c.

The completed project will replace approximately 209 existing parking spaces with approximately 900 parking spaces.

Item f.

For additional detailed traffic information see the Updated Traffic Impact Analysis and Appendices of March 17, 2000.

Item g.

For additional information related to proposed measures to reduce or control transportation impacts, see the Updated Traffic Impact Analysis and Appendices of March 17, 2000.